



# Planning Commission

March 4, 2015

## **Item #: 3.2**

**PUBLIC HEARING** – Vacating Lot 24 of Cove Estates Subdivision, Plat A, and Lot 1 of Cove Estates, Plat F and approving the final plat of Cove Estates Subdivision Plat H at 1434 East 1110 North in the R12 zone.

Applicant: Ryan Smith

# Background Information

- Applicant is requesting to combine two lots into one larger lot
- Proposed lot is 1.33 acres
- Applicant will likely rezone to PD later to construct indoor tennis court
- Utility easement letters received from utility companies



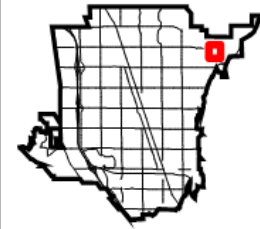
# Cove Estates, Plat H

1434 EAST 1110 NORTH

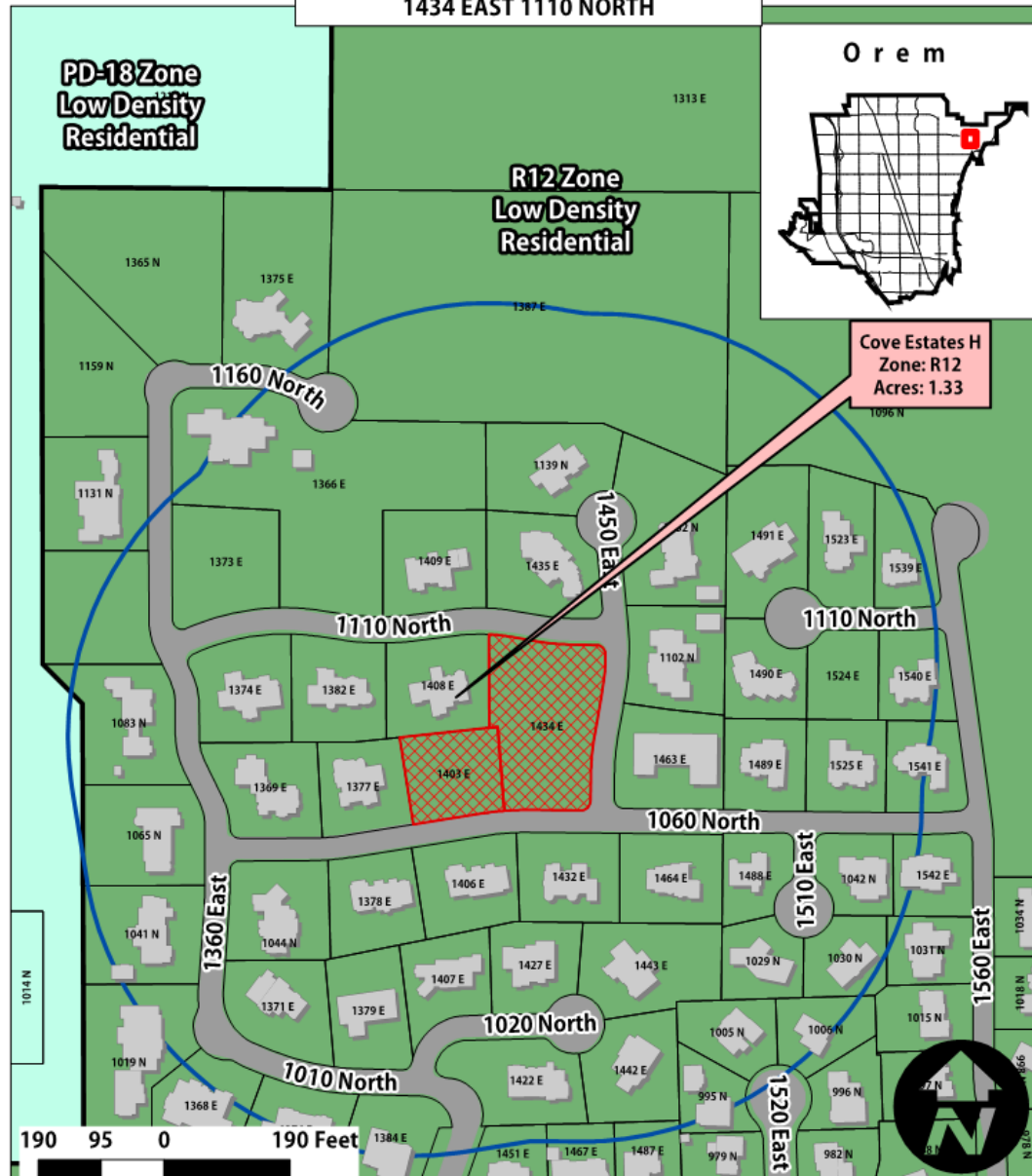
**PD-18 Zone**  
**Low Density**  
**Residential**

**R12 Zone**  
**Low Density**  
**Residential**

O r e m



Cove Estates H  
Zone: R12  
Acres: 1.33



◆ Cove Estates, Plat H:  
1.33 Acres; R12 Zone.

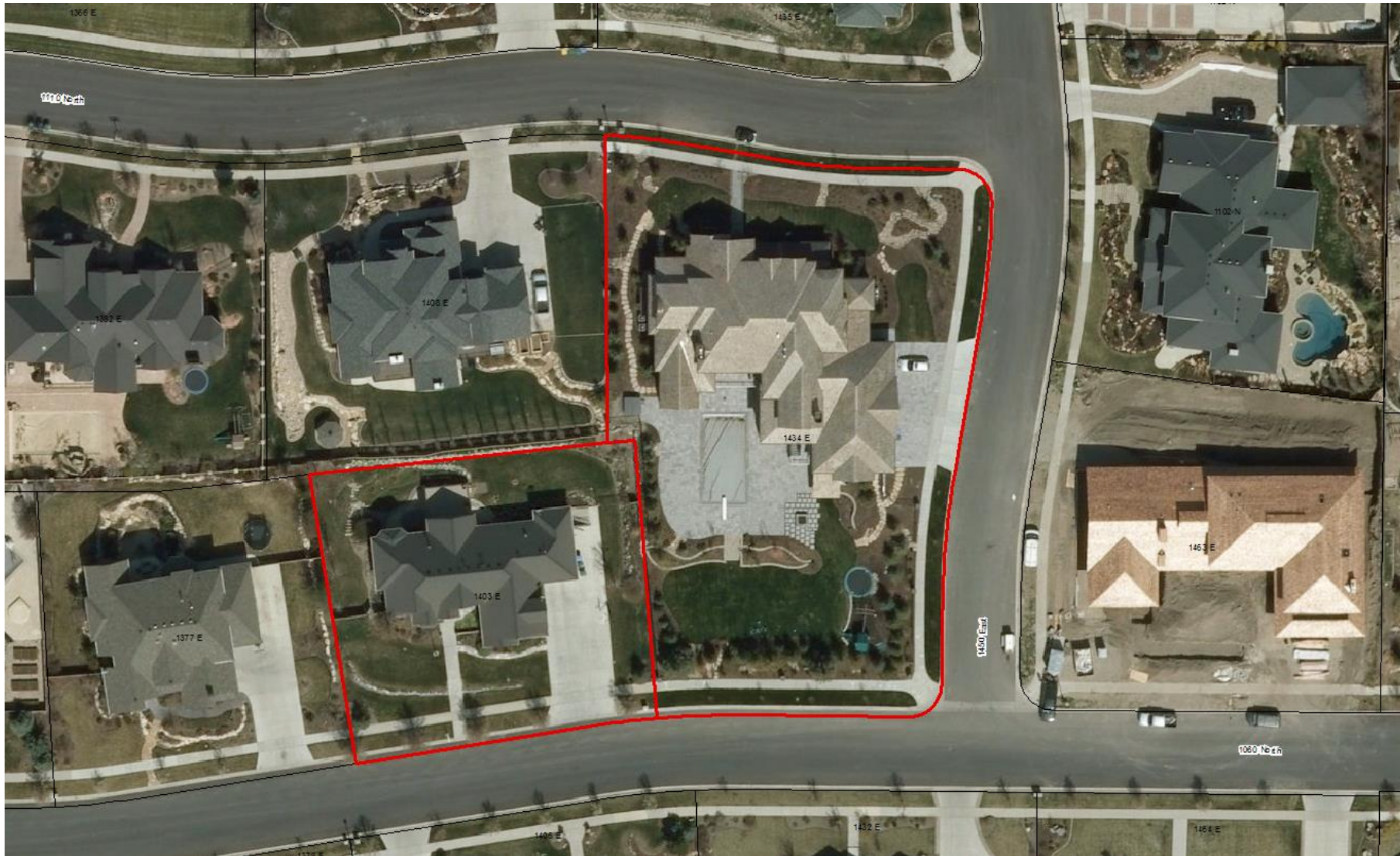
**NIA CONTACT:**  
**Canyon View**  
**Neighborhood**

## Legend

- Buildings
- Cove Estates H
- Notification Boundary
- Parcels



# Aerial View





# Site Photos



Proposed property line



# Proposed Subdivision

